

9584**CERTIFICATE OF INSPECTION**
VALID FOR ONE YEAR

Address:	175 Forest Dr.	Date:	September 23, 2015
Perm. Parcel No:	812-26-044	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	CITI Mortgage	Maximum Occupancy:	6 persons
Agent:	Felarod LLC	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water service was off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially piles of decorative concrete items in front and side yards.
2. All siding must be present, in good condition and properly clean of mold and mildew.
3. All porches must be properly maintained. Make all necessary repairs to the front porch railing and paint railing.
4. Tuck-point the foundation masonry and repaint to match existing.

SHED:

1. Repair glazing by installing properly window stops and paint to match existing.

EXTERIOR ITEMS:

1. Clean, repair, secure, or replace all gutters and downspouts as needed.
2. All exterior light fixtures must be properly maintained and operate normally.
3. All exterior receptacles must be GFCI protected and weather-proof. Receptacle under rear porch area is missing receptacle and bar wires is not properly terminated. Install a blank cover or GFCI receptacle.
4. Repair the damage to the left side lawn using top soil if necessary and seed the area. This is to right of garage door by sidewalk.
5. Replace the front exterior door with a new door assembly.
6. Cut and maintain the grass on a regular interval on this property.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

Certificate of Inspection
175 Forest Drive
CITI Mortgage
September 23, 2015

GENERAL SHED ITEMS:

1. Replace damaged rear wall sill plate, possibly stud and any associated wall siding.

GENERAL GARAGE ITEMS: Attached garage

1. All taps and splices must be enclosed in work box with correct cover and knock out closures.
2. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
3. All electrical outlets in walls must be GFCI protected (except freezers).
4. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
5. Install drywall in hole in ceiling to restore fire resistance between ceiling and living space above. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect as needed.

GENERAL ELECTRICAL ITEMS:

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. 60 Amp electric meter and outside services are not approved with a 100-Amp panel. Replace exterior service and feed to panel. A City of Bedford registered contractor shall obtain a permit, call for all inspections and obtain the final approval for all electrical work.
3. Breakers in the electric panel shall be listed for use in the panel. The panel does not indicate approved for use of other MFR breakers. Replace all breakers of other than panel MFR's. There are at least four breaker MFR and only the Siemens breakers are approved. A City of Bedford registered contractor shall obtain a permit, call for all inspections and obtain the final approval for all electrical work.
4. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with, extended, or incorrectly modified must be removed and upgraded to non-metallic sheathed cable (Romex).
5. Any holes in the panel or J-boxes from missing breaker knock-outs, etc. must be plugged with correct appliance.
6. Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
7. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
8. All unused or defective electrical fixtures or equipment must be completely removed throughout.
9. All taps and splices must be enclosed in work box with correct cover.
10. All lights, outlets and switches must be complete operate properly. Numerous ceiling fans and light fixtures are not properly installed or complete.
11. Electrical devices may not be painted.
12. Exposed conductor wiring at fluorescence lights above front window is not permitted.
13. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
14. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

Certificate of Inspection
175 Forest Drive
CITI Mortgage
September 23, 2015

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
2. Install correct size drain for first floor bathroom shower. The 2" waste line cannot be reduced to 1-1/2". Re-plumb the first floor drainage line for the sink to provide proper slope. A City of Bedford registered plumbing contractor shall obtain a permit, required inspections and approvals.
3. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
4. Properly support and secure water lines in the basement.
5. Properly support and secure gas line drop for dryer in the basement.
6. Repair rusted and leaking water lines/fittings/valves in the basement.

GENERAL HVAC ITEMS:

1. Furnace in basement and on first floor must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnaces cleaned and serviced by a qualified technician. Or Replace the furnaces with a new appliance.
2. Clean, repair, repaint registers and grilles or replace.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. Structurally repair cut floor joist(s) at gas line area and shower drain from first hall bathroom.
4. Provide floor drain cover under the laundry sink.
5. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
6. Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left side of the sink.
3. Exposed wiring and receptacle without proper box is not permitted above the lay in ceiling.
4. Kitchen to be cleaned and sanitized including exhaust hood.
5. All plumbing fixtures must be in good working condition and free of leaks. Kitchens sink to be replaced.
6. Dishwashers drain line to be routed to underside of countertop prior to installation into drainage system.
7. Install an air admittance valve under kitchen sink.
8. Electrical connector to disposal is broken and shall be installed to meet NEC.
9. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
10. Replace the dilapidated kitchen cabinets.
11. Add GFCI protection to all kitchen countertop outlets.

Certificate of Inspection
175 Forest Drive
CITI Mortgage
September 23, 2015

BATH ITEMS: Hallway Bathroom

1. Showers and tubs must have water repellant walls. Seal all gaps after cleaning entire shower unit.
2. All plumbing fixtures must be in good working order and free of leaks and defects.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
4. Properly install the lavatory drain assembly.
5. Install an air admittance valve under bathroom sink, or provide other code compliant venting method.
6. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.
7. Caulk backsplash of sink.

BATH ITEMS: Master Bathroom

1. All plumbing fixtures must be in good working order and free of leaks and defects. Replace the broken sink.
2. All plumbing fixtures must be in good working order and free of leaks and defects. Tub deck has open holes.
3. Repair/replace shower rod hanging from ceiling.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

BATH ITEMS: Basement with toilet and masonry shower. There is no sink.

1. Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
2. Flooring must be smooth and water-tight. Install a new tile floor.
3. All plumbing fixtures must be in good working order and free of leaks and defects. Shower head missing.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

INTERIOR ITEMS:

1. Patch all major and minor cracks or holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn or soiled carpeting and disinfect the floor surfaces.
4. Floors must not have any weak, loose, or decayed sections or boards. Provide proper transitions between flooring materials.
5. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
6. Install a new smoke detector on the first floor level(s).
7. Install smoke detectors in each bedroom.
8. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY REQUIRES VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE PAID. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)